

ORDINANCE NO. 2670 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 7136 NORTH 54<sup>TH</sup> AVENUE FROM R-3 (MULTIPLE RESIDENCE) to R1-4 PRD (SINGLE RESIDENCE PLANNED RESIDENTIAL DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning and Zoning Commission held a public hearing on January 15, 2009 in zoning case ZON08-20 in the manner prescribed by law for the purpose of rezoning property located at 7136 North 54<sup>th</sup> Avenue from R-3 (Multiple Residence) to R1-4 PRD (Single Residence, Planned Residential Development);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on December 25, 2008; and

WHEREAS, the City of Glendale Planning and Zoning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 7136 North 54<sup>th</sup> Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from R-3 (Multiple Residence) as enacted by Ordinance No. 0090, New Series, dated December 12, 1949 to R1-4 PRD (Single Residence Planned, Residential Development) in accordance with the Palmaire Court PRD Booklet and two narratives for Palmaire Courts dated November 4, 2008 currently on file with the Planning Department as of the date of this ordinance.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development shall be in substantial conformance with the Palmaire Court PRD Booklet and two narratives for Palmaire Courts dated November 4, 2008.
2. All utilities less than 69kv shall be placed underground.


SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 27<sup>th</sup> day of January, 2009.

  
MAYOR

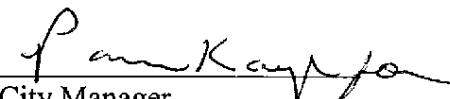
ATTEST:

  
City Clerk (SEAL)

APPROVED AS TO FORM:

  
City Attorney

REVIEWED BY:

  
City Manager

## EXHIBIT A

### 6.202.C.1 - Legal Description

#### PARCEL NO. 1:

The South half of the East 2/3rds of Lot 5, Block 2, PARK PLACE, according to Book 4 of Maps, page 40, records of Maricopa County, Arizona;

EXCEPT the South 25 feet thereof.

#### PARCEL NO. 2:

The South half of the West 1/3rd of Lot 5, Block 2, PARK PLACE, according to Book 4 of Maps, page 40, records of Maricopa County, Arizona;

EXCEPT the South 30 feet thereof.

#### PARCEL NO. 3:

The South half of the East 1/3rd of Lot 6, Block 2, PARK PLACE, according to Book 4 of Maps, page 40, records of Maricopa County, Arizona;

EXCEPT the South 30 feet thereof.

#### PARCEL NO. 4:

The portion of Lot 4, Block 2, PARK PLACE, according to Book 4 of Maps, page 40, records of Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4, Block 2, PARK PLACE, a 1910 Arizona subdivision recorded in Book 4 of Maps, page 40, records of Maricopa County, Arizona;

THENCE South 00 degrees 24 minutes 57 seconds West, along the West line of said Lot 4, a distance of 194.19 feet to the POINT OF BEGINNING;

THENCE South 89 degrees 35 minutes 08 seconds East, departing said West line, a distance of 139.79 feet to a point on the West right-of-way line of 54<sup>th</sup> Avenue;

THENCE South 00 degrees 24 minutes 52 seconds West, along said right-of-way line, a distance of 185.83 feet to a point on the North line of a parcel described in Instrument No. 98-1053600, records of Maricopa County, Arizona;

THENCE North 89 degrees 32 minutes 11 seconds West, along said North line, a distance of 139.79 feet to a point on the West line of the aforementioned Lot 4;

THENCE North 00 degrees 24 minutes 57 seconds East, along said West line, a distance of 185.71 feet to the POINT OF BEGINNING.

#### PALMAIRE RIGHT-OF-WAY:

The north half of the Palmaire alignment has been preliminarily approved for abandonment and inclusion in the development site. Please contact Leon Graton, Property Agent, for details.

